091.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	603,900 / 603,900
					USE VALUE:	603,900 / 603,900
					ASSESSED:	603,900 / 603,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KHADKA APARNA/NEEM
Owner 2:	
Owner 3:	
Street 1:	119 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAKE MARIJA DANUTE -
Owner 2:	-
Street 1:	119 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,489 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1923, having primarily Wood Shingle Exterior and 1737 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4489.000	215,300	300	388,300	603,900
Total Card	0.103	215,300	300	388,300	603,900
Total Parcel	0.103	215,300	300	388,300	603,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.71 | /Parcel: 347.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 58877
GIS Ref:
GIS Ref:
Insp Date: 12/03/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,300	300	4,489.	388,300	603,900	603,900	Year End Roll	12/18/2019
2019	101	FV	185,400	300	4,489.	393,800	579,500	579,500	Year End Roll	1/3/2019
2018	101	FV	185,400	300	4,489.	294,000	479,700	479,700	Year End Roll	12/20/2017
2017	101	FV	185,400	300	4,489.	266,200	451,900	451,900	Year End Roll	1/3/2017
2016	101	FV	185,400	300	4,489.	255,100	440,800	440,800	Year End	1/4/2016
2015	101	FV	184,400	300	4,489.	216,300	401,000	401,000	Year End Roll	12/11/2014
2014	101	FV	184,400	300	4,489.	205,200	389,900	389,900	Year End Roll	12/16/2013
2013	101	FV	151,700	300	4,489.	195,200	347,200	347,200		12/13/2012

!7425!

PRINT

Date	Time
12/10/20	22:03:50

LAST REV

Date	Time
08/22/18	15:19:26
danam	
7425	

USER DEFINED

Prior Id # 1:	58877
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAKE MARIJA DAN	46669-275		12/15/2005		335,000	No	No		
EDGAR JOHN	34976-569		3/6/2002	Family	28,000	No	No		
	12235-228		6/29/1972		28,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2018	1004	Insulate	5,168	C				
6/12/2012	736	Addition	43,000					20X20

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2012	Info Fm Prmt	BR	B Rossignol
12/3/2008	Meas/Inspect	189	PATRIOT
3/30/2006	MLS	MM	Mary M
3/24/2000	Inspected	276	PATRIOT
3/14/2000	Measured	263	PATRIOT
8/3/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4489		Sq. Ft.	Site		0	70.	1.24	5									388,269						388,300	

Total AC/HA:	0.10305	Total SF/SM:	4489	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 388,269	Spl Credit	Total: 388,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99890012
Adj $ / SQ:	128.109
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312012
Depreciation:	96724
Depreciated Total:	215288

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

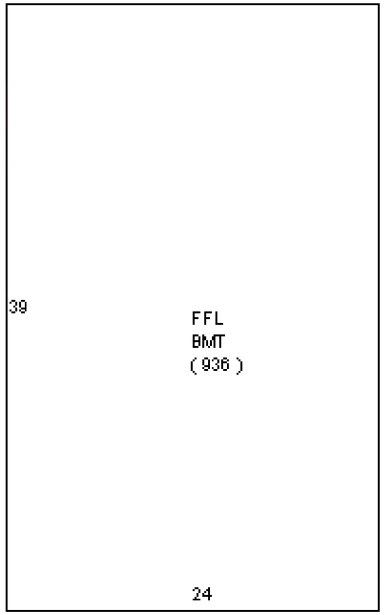
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.11
Special Features:	0	Val/Su Net:	80.58
Final Total:	215300	Val/Su SzAd	161.15

SKETCH



UnSketched SubAreas:
FAD, BMT: 400,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,336	45.930	61,359
FFL	First Floor	936	128.110	119,910
FAD	Addition	400	128.110	51,244

Net Sketched Area:	2,672			Total:	232,513
Size Ad	1336	Gross Are	2672	FinArea	1737

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	F	FR	1972	4.84	T	47	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300